

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1008301

Property Description/Address: 2550 Central Ave SE

Date Submitted: April 27, 2010

Submitted By: Tonya Covington

Meeting Date/Time: April 26, 2010, 6:30 PM

Meeting Location: Southwest Research & Information Center, 105 Stanford SE

Facilitator: Tonya Covington

Co-facilitator: Diane Grover

Parties

- Planner/Hearing Board Contact: Lucinda Montoya lucindamontoya@cabq.gov 924-3918
- Developer/Applicant: Diamond Shamrock
- Agent/Applicant: Tierra West
- Affected Neighborhood Associations: University Heights

Background/Meeting Summary: The neighborhood association's main concerns were whether an additional variance was needed because the front of the building has a setback from the sidewalk, if the current trees could be left in place, if the existing landscape could be better maintained, and if the ice machine and pay phones could be removed. The fifth pump station on the East facing Columbia will be removed to make room for the expanded cooler.

Outcome:

- **Areas of Agreement:** The agent will check with the city regarding the need for an additional variance and will consult with the landscaper regarding trees and maintenance. There is a concern about possible problems with tree roots. The ice machine will be removed and agent will ask Valero about the removal of pay phones.

Meeting Specifics:

- 1) Plan and Variances
 - a) Valero has purchased Diamond Shamrock and wants to add a walk-in cooler to the gas station for ease in replenishing products. Valero is required to comply with the University sector plan. The gas station was built before the current sector plan was in place.
 - b) The first special exception concerns the 5' landscaping buffer between the sidewalk and the parking area. Landscaping in this area would hamper access to the two pumps closest to Central Avenue on the North.
 - c) The second special exception concerns the requirement for 50% windows and doors for facades that face the street. The current façade facing North does not have 50% windows and the new addition will be a cooler facing East and windows are not feasible in a cooler.

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- d) The third special exception is concerns the 5' landscaping buffer between the sidewalk and the parking area to the South on the public right of way. Would like to add additional on the South side of the building to compensate for lack on landscaping on North side facing Central Avenue.
 - e) The fourth special exception is a conditional use for the retailing of gasoline.
- 2) Landscaping
- a) Neighbors would like the two trees on the lot to remain and if not at least the biggest one to stay.
 - b) Neighbors would like the exiting landscape to be better maintained.
 - c) Neighbors would like the ice machine to be removed and they feel the pay phones attract drug activity and would also like the phones to be removed.
- 3) Site Changes
- a) The fifth pump station on the East, facing Columbia will be removed to make room for the expanded cooler.
- 4) Additional Variance
- a) Neighborhood Association Zoning Officer thinks an additional variance is needed. Zoning regulations state there should be no front setback from the sidewalk on Central Avenue. Neighbors understand the practical reason for the current design but feel an additional variance is required to address this.
- 5) Calculations Adjustment
- a) Neighborhood Association Zoning Officer contacted Tierra West regarding their calculations. Tierra West was off by 6 sq feet of total lot area. Changes from 3002 to 3003 total on the landscaping plan. Agent will advise the landscaping firm.

Next Steps: Applicant will proceed to Zoning Hearing on May 18, 2010

Action Plan: The agent will check with the city regarding the need for an additional variance and will consult with the landscaper regarding trees and maintenance. The ice machine will be removed and agent will ask Valero about the removal of pay phones.

The University Heights Neighborhood Association will hold it's general meeting on May 2, 2010 and this project will be discussed. If the association decides to take a position on this application they will submit a letter to the Zoning Hearing Officer, the applicant and the agent.

Application Hearing Details: Hearing scheduled for May 18, 2010

- 1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
- 2. Hearing Process:

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- a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
3. Resident Participation at Hearing:
- a. Written comments must be received by Tuesday, May 4, 2010 and may be sent to: Lucinda Montoya, 924-3918, Lucindamontoya@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Addresses of Attendees:

Don Hancock	University Heights Neighborhood Association
Vince Carrica	Agent – Tierra West, LLC
Sherry Smith	University Heights Neighborhood Association